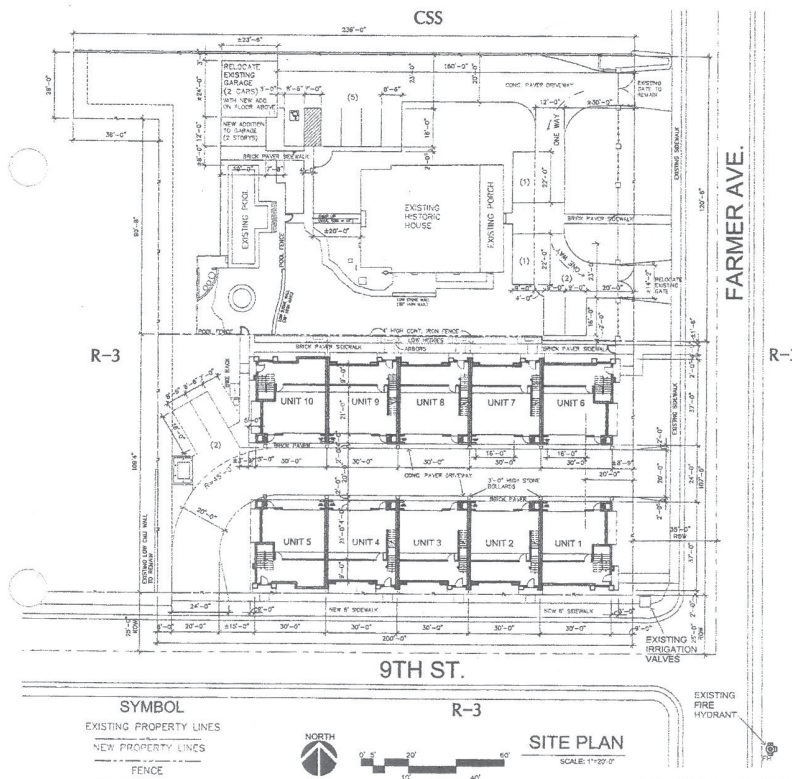


PLANNED AREA DEVELOPMENT FOR FARMER GOODWIN TOWN HOMES



PROJECT ADDRESS

820, 830 S. FARMER AVENUE,
TEMPE, AZ 85281

LEGAL DESCRIPTION

THE SOUTH 28 FEET OF LOT 1, THE WEST 67 FEET
OF LOT 10 AND ALL OF LOTS 11, 12, AND 13, IN
BLOCK 1, GOODWIN HOMES, ACCORDING TO BOOK 7
OF MAPS, PAGE 14, RECORDS OF MARICOPA
COUNTY, ARIZONA.

LOT 10, BLOCK 1, GOODWIN HOMES, ACCORDING TO
BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA
COUNTY, ARIZONA, EXCEPT THE WEST 67 FEET
THEREOF.

OWNER/DEVELOPER

HALLE CAPITAL LLC
3124 E. BROOKWOOD COURT
PHOENIX, AZ 85046
TEL: 602.251.3838 FAX: 602.251.3833
CONTACT: DOUG BRUHN

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE
DEVELOPMENT AS SHOWN.
SIGNED THIS _____ DAY OF _____ 2005
BY _____ AS _____ OF _____
HALLE CAPITAL LLC.

ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA THE
FORGOING INSTRUMENT WAS ACKNOWLEDGE
BEFORE ME THIS _____ DAY OF _____ 2005 BY
AS _____ HALLE CAPITAL LLC, OWNER
IN WITNESS WHEREOF I HAVE HERETO SET MY
HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

APPROVALS

BY: _____ DATE: _____
DEVELOPMENT SERVICES MANAGER

PROJECT DIRECTORY	
ARCHITECT COX JAMES ARCHITECTS 14 E. PIERCE STREET PHOENIX, AZ 85015 CONTACT: BRIAN COX T: 602.253.0234 F: 602.253.0155	CIVIL ENGINEER GOODWIN ENGINEERS 4203 N. BROWN AVE. SCOTTSDALE, AZ 85251 CONTACT: ED GOODWIN T: 480.947.3741
LANDSCAPE ARCHITECT FLOOR & ASSOCIATES 1425 NORTH FIRST STREET, 2ND FLOOR PHOENIX, AZ 85004 CONTACT: KIM FLOOR T: 602.482.1425 F: 602.482.1427	ATTORNEY GAMMAGE & BURNHAM 2 N. CENTRAL AVE., 18TH FLOOR PHOENIX, AZ 85004 CONTACT: MANUELA M. VAZ T: 602.256.4461

COX JAMES ARCHITECTS

14 EAST PIERCE
PHOENIX, AZ 85004
602.253.0234 FAX 602.253.0155

PROJECT ADDRESS
FARMER GOODWIN TOWN HOMES
AT FARMER AVE.,
820, 830 S. FARMER AVE.,
TEMPE
ARIZONA 85281

PROJECT NUMBER
0500B.001

DRAWN BY
CC

CHECKED BY
BC

SCALE
1"=20'-0"

DATE
9-27-05

REVISIONS

SHEET TITLE

SITE PLAN

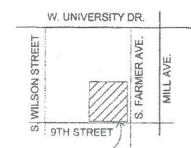
DESIGN REVIEW



SHEET NUMBER

A-1

LOCATION MAP



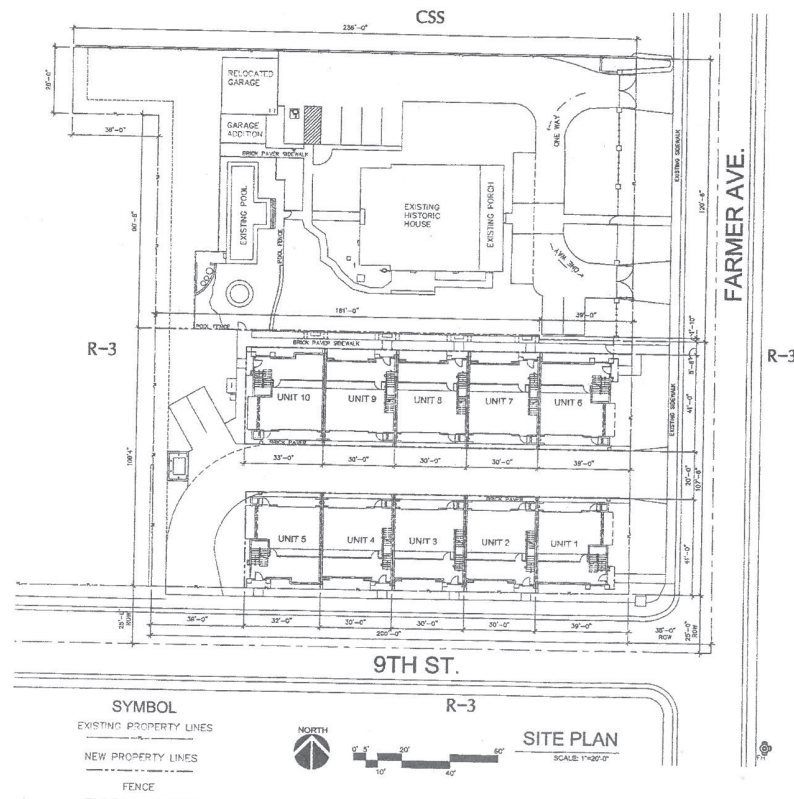
PROJECT SITE
820, 830 S. FARMER AVENUE,
TEMPE, AZ 85281

PROJECT DATA

FARMER GOODWIN TOWN HOMES (CONSTRUCTION TYPE: V-N, SPRINKLERED)													EXISTING FARMER GOODWIN HISTORIC HOUSE															
PROJECT SCOPE	EXISTING ZONE	PROPOSED ZONE	TOTAL SITE AREA	SETBACK (FRONT/BACK)	SETBACK (SIDE)	ALLOWED BUILDING HEIGHT	ALLOWED BUILDING HEIGHT	SITE AREA (ACRE)	RESIDENTIAL BUILDING AREAS (DUAGRE)	BUILDING AREAS	MAXIMUM LOT COVERAGE	MINIMUM LANDSCAPE %	FLOOR AREAS (ALL 10 UNITS)	PARKING REQUIRED	PARKING PROVIDED	BICYCLES REQUIRED	BICYCLES PROVIDED	SITE AREA (ACRE)	RESIDENTIAL DENSITY (DUAGRE)	BUILDING AREAS (INCLUDING RELOCATED GARAGE)	MAXIMUM LOT COVERAGE	MINIMUM LANDSCAPE %	FLOOR AREAS (2 STORIES)	NEW STORAGE & ADD ON TO GARAGE (2 STORIES)	PARKING REQUIRED	PARKING PROVIDED	BICYCLES REQUIRED	BICYCLES PROVIDED (IN GARAGE)
DEVELOP 10 TOWN HOMES AND CONVERT EXISTING HISTORIC HOUSE TO BE USED AS AN ARCHITECT'S OFFICE.	R-3	R/O (PAD) R3 (PAD)	1.07 ACRES	27'2"	0'	30'-0"	36'-0"	0.5	20	11,890 SF	54%	18%	19,652 SF (NET) (LIVABLE) 5,388 SF (GARAGE)	22	22	10	12	0.57	10	3,594SF	35%	30%	2,883 SF (NET)	863 SF (NET)	9.6 +1.7	11	4	4
				10' ALLOWED								50% 25% ALLOWED																
													NOT A 3 UNIT DS050679 SPR05076 REC000															

OCT 14 2005

DS050679 SPR05076 REC0000



LOCATION MAP



COX-JAMES ARCHITECTS	
14 EAST PERCE PHOENIX, AZ 85004 602 955-0241 FAX 602 955-0242	
All drawings are subject to change without notice. The architect shall not be responsible for construction methods or materials. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The architect shall not be responsible for the accuracy of the information provided by the owner or for the results of the construction. The architect shall not be responsible for the safety of the construction or for the safety of the public. The architect shall not be responsible for the results of the construction or for the safety of the public. The architect shall not be responsible for the results of the construction or for the safety of the public.	
PROJECT ADDRESS FARMER GOODWIN TOWN HOMES 820, 830 S. FARMER AVE., TEMPE, ARIZONA 85281	PROJECT NUMBER 0508L001
DRAWN BY CC CHECKED BY BG SCALE 1"=20'-0" DATE 9-27-05 REVISIONS	
SHEET TITLE SITE PLAN (PROPERTY LINES)	
DESIGN REVIEW 	
SHEET NUMBER A-2	

OCT 14 2005